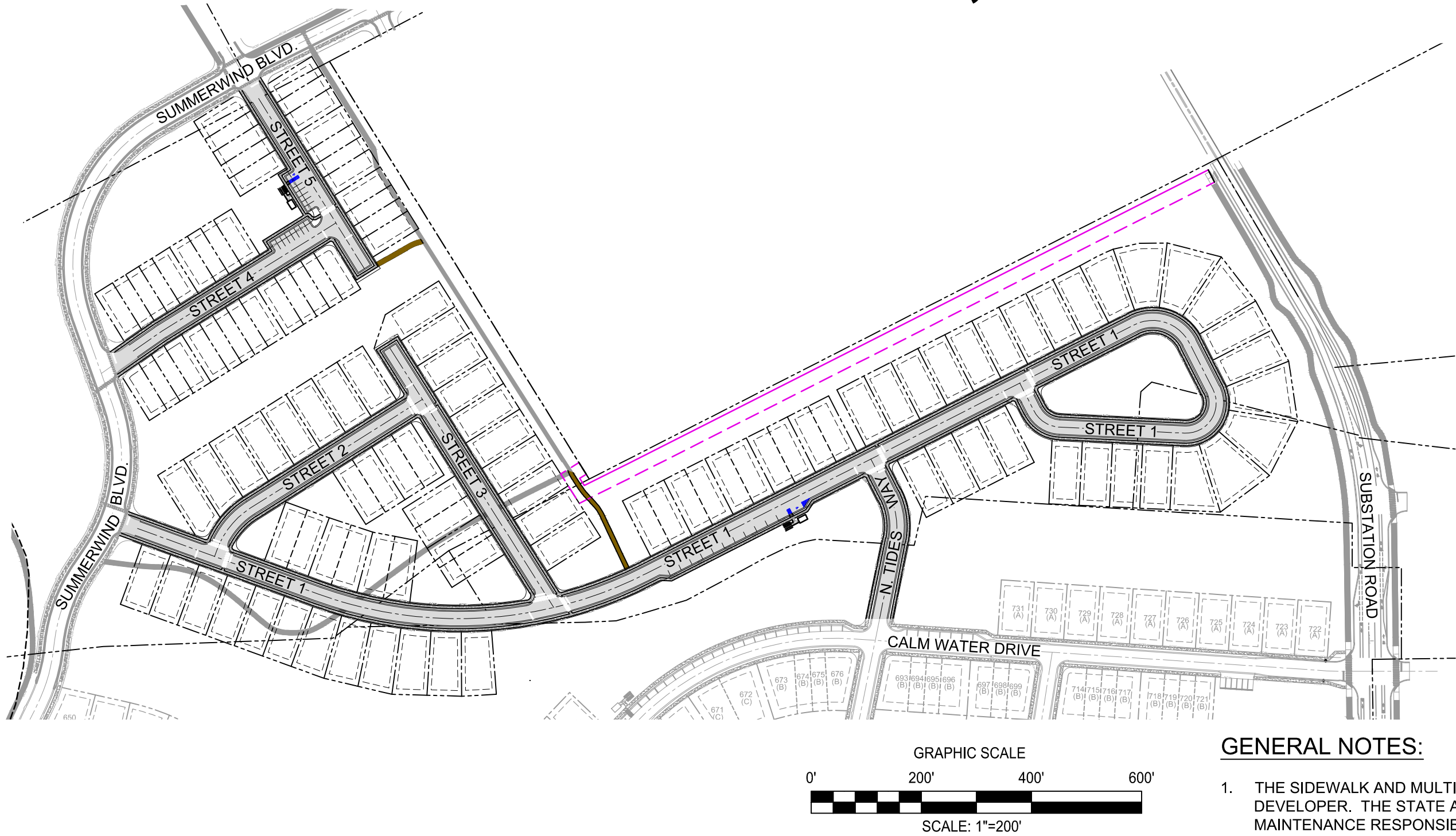


PRELIMINARY PLANS
FOR
MILLVILLE BY THE SEA
VILLAGE 2
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
PREPARED FOR:
ASF MBTS, LLC



INDEX OF DRAWINGS	
SHEET NUMBER	SHEET TITLE
T-1	COVER SHEET
EX-1	EXISTING CONDITIONS
C-1	SITE & UTILITY PLAN
G-1	GRADING PLAN

DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
PAVEMENT		
ROAD CENTERLINE		
RIGHT-OF-WAY		
BOUNDARY		
PROPERTY LINE		
SANITARY SEWER		
SANITARY SEWER MANHOLE		
FLOW DIRECTION ARROW		
8' WIDE WALKING PATH		
5' WIDE SIDEWALK		
WATER LINE		
FIRE HYDRANT		
STORMDRAIN PIPE		
CATCH BASIN		
STREET LIGHTS	N/A	
STREET SIGNS	N/A	
EASEMENT	N/A	
BUILDING RESTRICTION LINE		
TREE LINE		
TAX DITCH RIGHT OF WAY		N/A
TAX DITCH BUFFER		N/A

GENERAL NOTES:

- THE SIDEWALK AND MULTI-USE PATH SHALL BE MAINTAINED BY THE DEVELOPER. THE STATE AND/OR TOWN OF MILLVILLE ASSUMES NO MAINTENANCE RESPONSIBILITY OF THE SIDEWALK AND MULTI-USE PATH.
- MAINTENANCE OF THE STREETS WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE STATE AND/OR TOWN OF MILLVILLE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AT IT DEEMS NECESSARY.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC INSPECTION.
- PUBLIC OPEN SPACE, GREEN SPACE, STORMWATER MANAGEMENT AREAS, SIDEWALKS, MULTI USE PATH AND STREETS NOT DEDICATED SHALL BE MAINTAINED BY THE DEVELOPER.
- THE DEVELOPER HEREBY GRANTS A SEWER EASEMENT IN FAVOR OF SUSSEX COUNTY WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING SEWER THROUGH THE LANDS. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF SUSSEX COUNTY WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
- THE DEVELOPER HEREBY GRANTS A WATER EASEMENT IN FAVOR OF TIDEWATER UTILITIES, INC., WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING WATER SERVICE TO THE RESIDENTIAL AREAS SHOWN. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF TIDEWATER UTILITIES, INC. WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
- ALL LOTS SHALL BE CONNECTED TO THE COMMUNITY-WIDE OPEN SPACE NETWORK VIA SIDEWALKS, PATHWAYS, AND/OR PUBLIC STREETS. A PLANNED OPEN SPACE OF ONE QUARTER ACRE OR LARGER - INCLUDING OPEN GREENS, POCKET PARKS, SEATING AREAS AND TRAILS - MUST BE WITHIN 1,500 FEET OF EVERY SINGLE-FAMILY DETACHED LOT MEASURED FROM THE CENTER OF THE LOT TO THE CENTER OF THE OPEN SPACE.
- STREET LIGHTING DESIGN AND LAYOUT WILL BE PROVIDED BY DELAWARE ELECTRIC COOPERATIVE (DEC).

CERTIFICATION OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT ALL STREETS HEREON AND NOT HERETOFORE DEDICATED ARE TO BE DEDICATED TO THE PUBLIC USE AND OWNERSHIP TRANSFERRED TO THE HOMEOWNERS ASSOCIATIONS VIA SEPARATE SUBSEQUENT DEED OF DEDICATION AND TRANSFER, TO BE APPROVED BY THE TOWN OF MILLVILLE.

ASF MBTS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE _____

DATE _____

CONSTRUCTION NOTES:

- THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, TIDEWATER UTILITIES INCORPORATED (TUI) SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS.
- WATER LINES WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 48" COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROMOTE POSITIVE DRAINAGE AND STABILIZED WITH TOPSOIL, SEED AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCH SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. (SEE EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFICATIONS.)
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:
TOWN OF MILLVILLE 1-302-539-0449
CEA, LLC 1-302-376-8833
MISS UTILITIES 1-800-282-8555

SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES, IT SHALL BE REPAIRED SOLELY AT THE CONTRACTOR'S EXPENSE.

- CONTRACTOR SHALL CONTACT DELAWARE ELECTRIC COOPERATIVE AT 1-302-349-9090 PRIOR TO COMMENCING WORK WITHIN THE PROXIMITY OF OVERHEAD HIGH-VOLTAGE POWER LINES.
- ALL DRAINAGE STRUCTURES AND TRENCHES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENT, BOTH TEMPORARY AND PERMANENT.
- ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
- TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH OPENINGS.
- WATER MAINS SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION FROM SANITARY SEWER. WHERE MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MAINTAINED, SANITARY SEWER MATERIALS SHALL BE WATER WORKS GRADE 150 PSI PRESSURE RATED PIPE MEETING AWWA STANDARDS. PRESSURE TEST RESULTS SHALL BE PROVIDED ON THE AS-BUILT DRAWINGS.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS.
- ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES. TEST PITTING OF EXISTING LINES PRIOR TO CONSTRUCTION, IF NECESSARY, SHALL BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO STAKING OUT CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK.

CERTIFICATION OF PLAN ACCURACY:

I RONALD H. SUTTON, JR. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

RONALD H. SUTTON JR., P.E.

DATE _____

SITE DATA COLUMN

- PROPERTY INFORMATION/OWNER:
ASF MBTS, LLC
2100 POWERS FERRY ROAD #350
ATLANTA, GA 30339
(770) 450-8737
TAX PARCEL NOS:
T.P. 134-16.00-17.01, T.P. 134-16.00-19.00 P/O, T.P. 134-15.00-121.00 P/O,
T.P. 134-16.00-3.02 P/O, T.P. 134-16.00-20.00 P/O, T.P. 134-15.00-120.00 P/O,
T.P. 134-12.00-3291.01 P/O
TOTAL AREA: 32.79 +/- ACRES

- DEVELOPER/APPLICANT:
ASF MBTS, LLC
2100 POWERS FERRY ROAD #350
ATLANTA, GA 30339
(770) 450-8737
- ENGINEER:
CIVIL ENGINEERING ASSOCIATES, LLC
55 WEST MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

- EXISTING ZONING: MPC
- BUILDING TYPE: FRAME

LOT TYPE	# OF UNITS	MIN. LOT WIDTH			
		FRONT**	SIDE	REAR**	
SINGLE FAMILY	57	28'	10'/20'	7'	10'/20'
TOWNHOUSE	39	55'	10'/20'	10'	10'/20'
DUPLEX	24	42'	10'/20'	10'	10'/20'

*10' TO DWELLING, 20' TO GARAGE
**10' WHEN BACKING TO OPEN SPACE, 20' WHEN BACKING TO ADJACENT LOTS

- MAXIMUM BUILDING HEIGHT: 42 FT (MPC CODE)
- PROPOSED USE: RESIDENTIAL
- AREAS:

TOTAL AREA	1,428,138.91 S.F. +/- = 32.79 AC. +/-
LOT AREA	621,587.43 S.F. +/- = 14.28 AC. +/-
OPEN SPACE:	577,040.60 S.F. +/- = 13.25 AC. +/-
RIGHT-OF-WAY/STREET AREA	229,240.88 S.F. +/- = 5.26 AC. +/-

- LOTS:
120 RESIDENTIAL LOTS
DENSITY = 3.66 +/- LOTS/ACRE (120 LOTS/32.79 ACRES)
- REQUIRED PARKING
OFF STREET PARKING: 360 SPACES (3 SPACES PER UNIT)
PROVIDED PARKING:
SINGLE FAMILY PARKING: 171 SPACES (57 LOTS * 3 SPACES)
TOWNHOUSE PARKING: 117 SPACES (39 LOTS * 3 SPACES)
DUPLEX PARKING: 72 SPACES (24 LOTS * 3 SPACES)
OVERFLOW PARKING: 27 SPACES
TOTAL PROVIDED: 387 SPACES

- UTILITIES:
WATER: TIDEWATER UTILITIES
SANITARY SEWER: SUSSEX COUNTY
- FIRE LANES:
ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE FIRE PREVENTION REGULATIONS.
- THE SITE IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA MAP NO. 100050C0495K DATED MARCH 16, 2015.
- WETLANDS:
A WETLAND DELINEATION WAS PERFORMED BY JAMES C. MCCULLLEY ENVIRONMENTAL CONSULTANTS, INC. DURING JUNE THROUGH JULY 2005. THERE ARE 0.0 +/- AC OF WETLANDS AND 0.0 +/- LF OF WATERS OF THE U.S. IN VILLAGE 2.
- TOPOGRAPHIC REFERENCE: U.S.G.S. DATUM NAVD 88
- BOUNDARY AND TOPOGRAPHY: BOUNDARY & TOPOGRAPHY WAS PERFORMED BY STEPHENS ENVIRONMENTAL CONSULTING, INC. IN FEBRUARY 2005. FIELD VERIFICATION WAS PERFORMED BY MCCRONE, INC. IN JUNE 2005 AND BY CIVIL ENGINEERING ASSOCIATES IN JULY 2012 & SEPTEMBER 2020.

TOWN OF MILLVILLE:

TOWN OF MILLVILLE APPROVAL.

SIGNATURE _____

DATE _____

COVER SHEET

FOR
MILLVILLE BY THE SEA
VILLAGE 2

TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

DATE: APRIL 26, 2021

DESIGNED BY:
RT

APPROVED BY:
RHS

FILE:
P17023-COVERSHEET.DWG

SHEET NO.:

T-1

REVISIONS

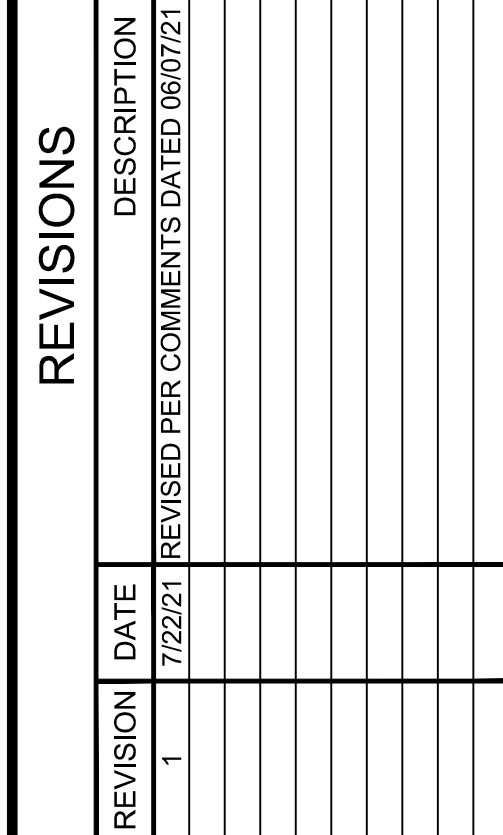
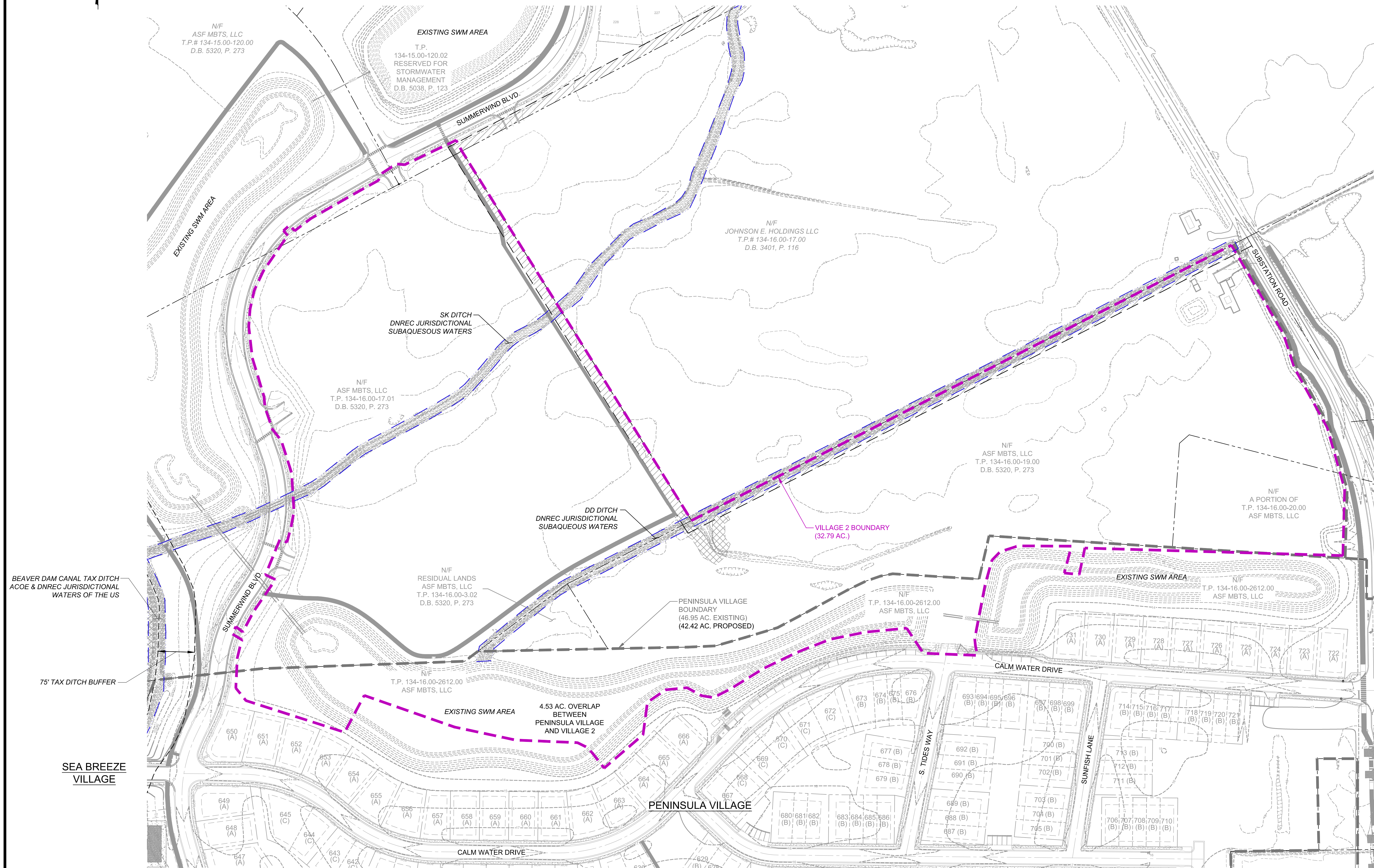
REVISION	DATE	DESCRIPTION
1	7/22/21	REVISED PER COMMENTS DATED 06/07/21

CIVIL ENGINEERING
ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834

WWW.CEA-DE.COM

DATE _____



C&A CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
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55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834

WWW.CEA-DE.COM

EXISTING CONDITIONS PLAN
FOR
MILLVILLE BY THE SEA
VILLAGE 2
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

DATE:		APRIL 26, 2021	
DESIGNED BY:		APPROVED BY:	
RT		RHS	
FILE:			
EXISTING_CONDITIONS.DWG			
SHEET NO.:			
EX-1			

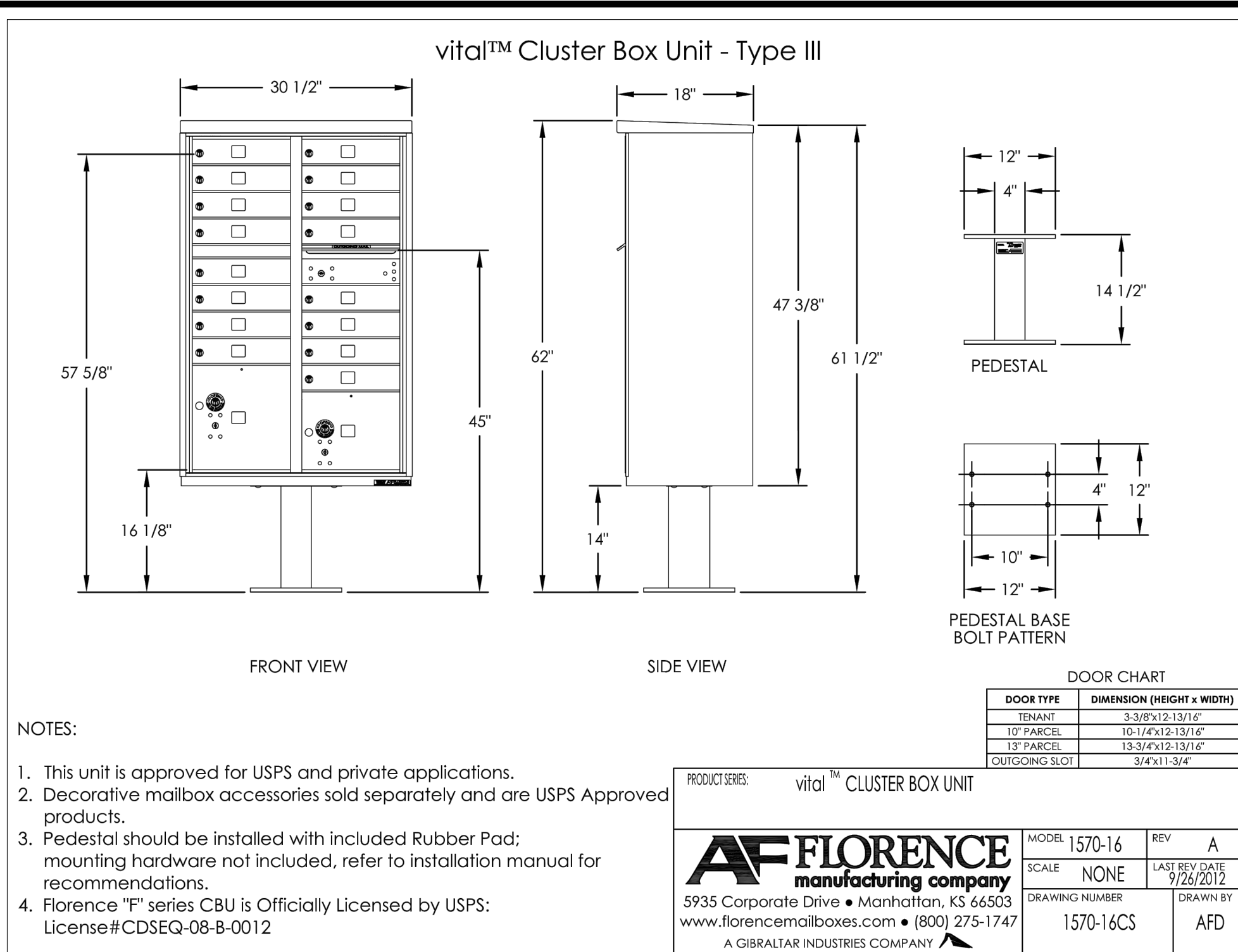
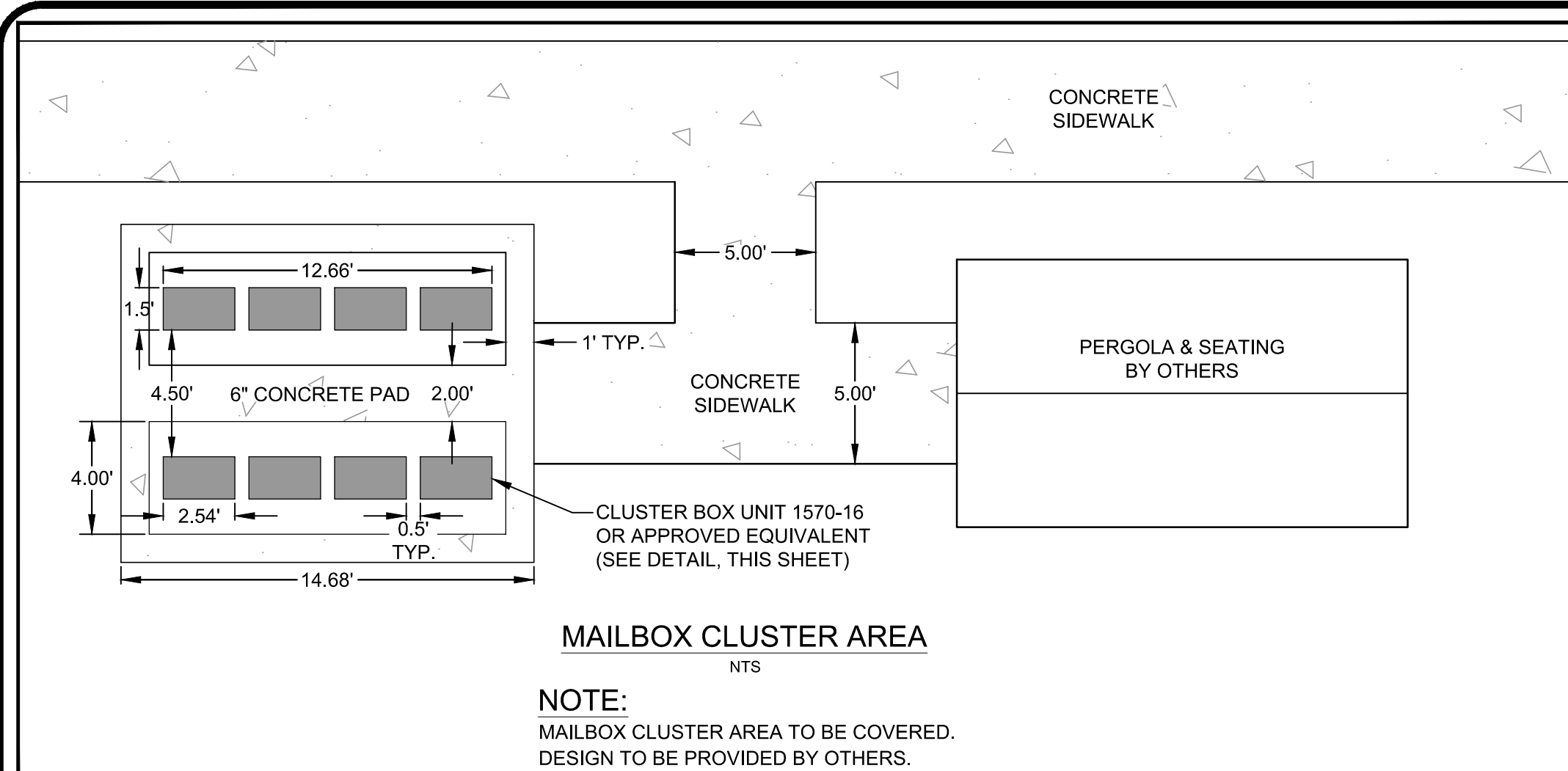
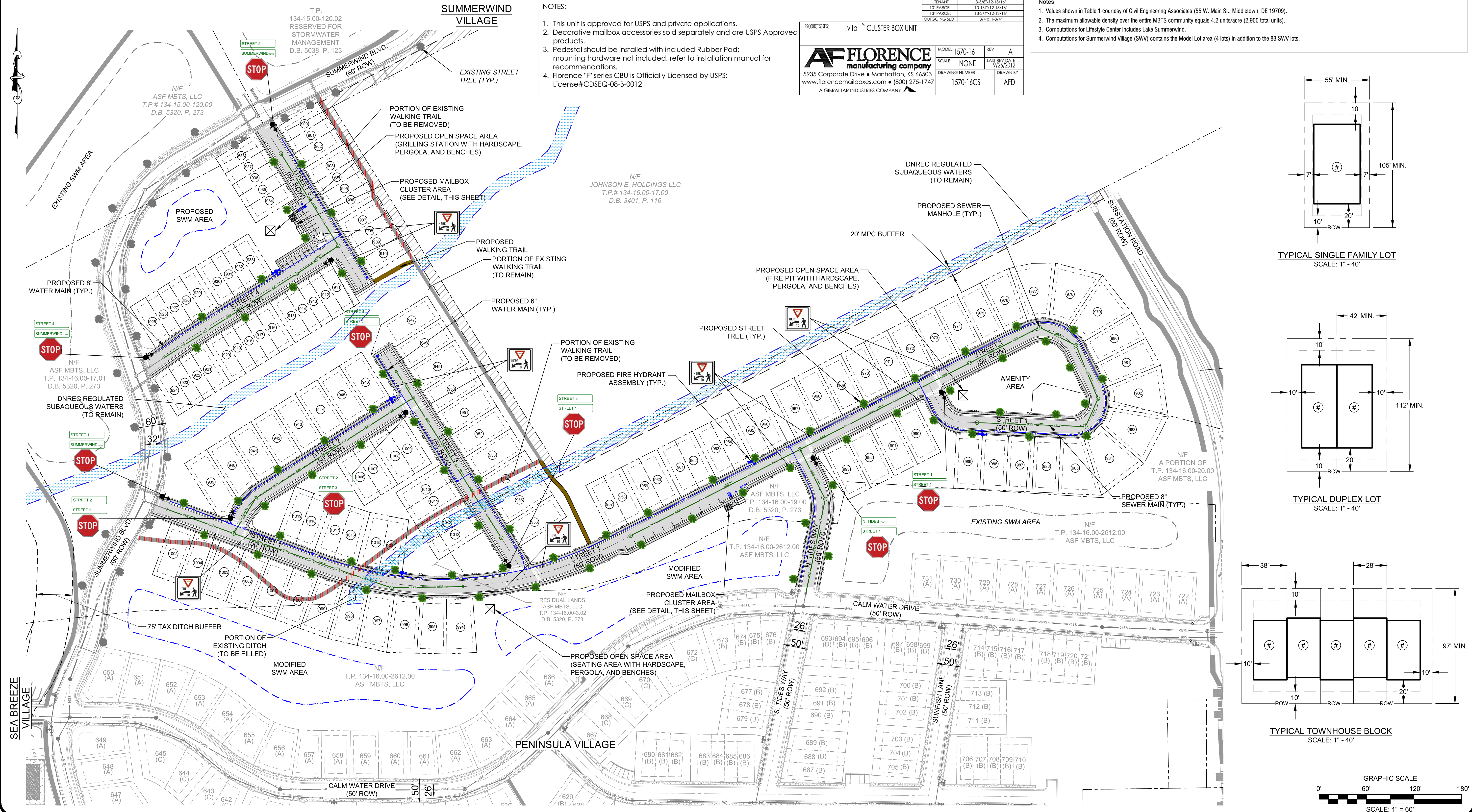


Table 1. MBTS Development Progress as of April 20, 2021.

Phase Name	Subdivision Areas			Green Areas (AC)		Total Area (AC)	Density (Units/AC)
	# of Lots	Open Space (AC)	Lot (AC)	Required	Provided		
Sand Dollar Village 1	197	12.94	24.12	23.04	30.31	55.83	3.53
Sand Dollar Village 2	55	3.34	6.68	5.79	8.40	14.47	3.80
Lakeside Village	45	3.53	6.92	5.14	8.44	12.86	3.50
Lifestyle Center	0	10.97	0.00	6.20	12.24	15.51	0.00
Summerwind Village	87	7.76	11.58	13.00	20.17	32.49	2.68
Sea Star Village	102	12.09	16.06	13.42	15.40	33.56	3.04
Peninsula Village	129	20.91	14.01	16.97	29.89	42.42	3.04
Sea Breeze Village	54	16.20	6.39	10.27	19.18	25.67	2.10
Roxana Apartments (Proposed)	216	26.33	6.41	13.10	26.33	32.74	6.60
Village 2 (Proposed)	120	13.25	14.28	13.12	20.88	32.79	3.66
Village 7 (Proposed)	35	2.22	3.51	2.98	3.95	7.44	4.70
Totals	1040	129.54	109.96	123.01	191.24	305.78	3.40

Notes:

- Values shown in Table 1 courtesy of Civil Engineering Associates, (55 W. Main St., Middletown, DE 19709).
- The maximum allowable density over the entire MBTS community equals 4.2 units/acre (2,900 total units).
- Computations for Lifestyle Center includes Lake Summerwind.
- Computations for Summerwind Village (SWV) contains the Model Lot area (4 lots) in addition to the 83 SWV lots.



REVISIONS

REVISION	DATE	DESCRIPTION
1	7/22/21	REVISED PER COMMENTS DATED 06/07/21

Civil Engineering Associates, LLC

ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 W. MAIN STREET
MIDDLETOWN, DE 19709

PHONE (302) 376-6833
FAX (302) 376-6834

WWW.CEA-DE.COM

SITE & UTILITY PLAN

FOR

MILLVILLE BY THE SEA
VILLAGE 2

TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

DATE:

APRIL 26, 2021

DESIGNED BY:

RT

APPROVED BY:

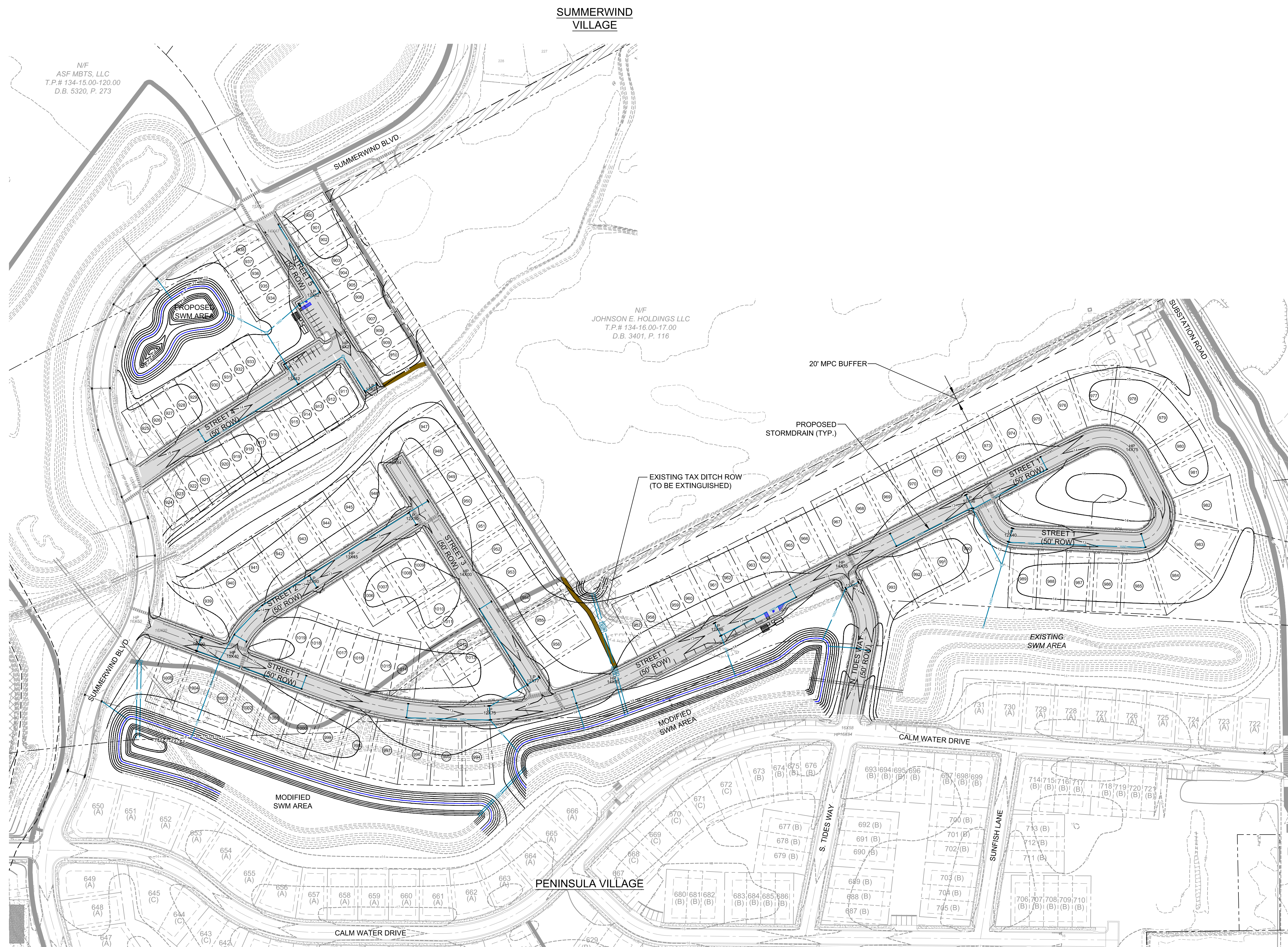
RHS

FILE:

OVERALL_SITE_PLAN.DWG

SHEET NO.:

C-1



GRAPHIC SCALE

0' 60' 120' 180'

SCALE: 1" = 60'

CEA *CIVIL ENGINEERING
ASSOCIATES, LLC*
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 W. MAIN STREET
MIDDLETOWN, DE 19709

PHONE (302) 376-8833
FAX (302) 376-8834

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DATE _____